

3128

\$ 55.00

WARRANTY DEED

The State Of Alabama }
SHELBY..... County }

BOOK 173 PAGE 37

Know all men by these presents, That in consideration of One and no/100 Dollar
and other good and valuable consideration ~~XXXXXX~~

to the undersigned grantors Lewis C. Franks and wife Kathryn S. Franks .
in hand paid by James M. Dewberry

the receipt whereof is acknowledged we the said Lewis C. Franks and wife
Kathryn S. Franks do grant, bargain, sell and convey unto the said
James M. Dewberry

the following described real estate situated in Shelby County, Ala., to-wit: A lot in the
SE corner of SW $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 26, Township 20, Range 1 East,
more particularly described as follows: Beginning at the SE corner
of said SW $\frac{1}{2}$ of NW $\frac{1}{4}$ and run thence West along the quarter line 210 feet,
more or less to the road; thence along said road 105 feet; thence
turn an angle of 90° to the right and run 210 feet; turn thence an
angle of 90° to the right and run 105 feet along the North and South
center line of said quarter section to the point of beginning. The
lot herein described to contain $\frac{1}{2}$ acre, more or less.

In Have and to Hold, To the said James M. Dewberry, his

heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with the said James M. Dewberry, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall, warrant and defend the same to the said James M. Dewberry, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof WE have hereunto set OUR hand S and seal S, this 18th day of April, 1955.

WITNESSES:

Lewis C. Franks (Seal)
Kathryn S. Franks (Seal)

The State Of Alabama
SHELBY County

I, W.W. Rabren,

a notary public in and for said County, in said State, hereby certify that Lewis C. Franks and wife Kathryn S. Franks whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of April, A.D., 1955

Notary Public

The State Of Alabama

STATE OF ALABAMA, SHELBY COUNTY
I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 7 day of May 19 55 at 8 o'clock P. M. and recorded in Book 123 Page 39, and the Mortgage Tax of Deed tax of 50 has been paid. L.C. Walker

subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that